

MEMORANDUM

Doc #
5498
ADOPTED
JUNE 16, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: GERARD KAVANAUGH, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
WILLIAM McCARTHY, SPECIAL ASSISTANT

SUBJECT: MASTER PLAN CONSISTENCY DETERMINATION FOR THE BOSTON
COLLEGE LOWER CAMPUS HOUSING AND DINING FACILITIES
PROJECT

SUMMARY: On May 20, 1992, the Authority held a public hearing to determine the consistency of the proposed Boston College Lower Campus Housing and Dining Facilities project with the previously approved Boston College Institutional Master Plan. At that time, the Board voted to take the matter under advisement to allow for further public comment. The matter is currently before the Board for further consideration.

BACKGROUND

On March 12, 1992, the Authority approved the Institutional Master Plan for Boston College for the period 1991-2001. The first phase of the Master Plan involves the simultaneous construction of three buildings known collectively as the Lower Campus Housing and Dining Facilities Project (the "Proposed Project"). A determination by the Authority that this Proposed Project is consistent with the previously-approved Master Plan is a condition precedent to Boston College's obtaining a building permit for the Proposed Project.

The Authority held a public hearing on May 20, 1992, to consider Boston College's request for a consistency determination on the Proposed Project. At the May 20th hearing, the Board voted to take the matter under advisement to allow for further public comment.

BOSTON COLLEGE INSTITUTIONAL MASTER PLAN

The Boston College Institutional Master Plan defines Boston College's development plans for the period 1991-2001. As noted above, the first phase of the Master Plan calls for the construction of three buildings: two undergraduate student dormitories and a dining commons facility.

Subsequent phases of the Master Plan call for: (1) construction of a 90,000 square foot student center; (2) construction of a parking garage to accommodate up to 800 vehicles; (3) creation of new recreational fields. Future projects under consideration, while not within the parameters of the approved Master Plan, include: (1) construction of a new recreational complex to replace the existing complex; and (2) additional student dormitories.

The Boston College Master Plan defines an array of community benefits and measures for mitigating the impacts of the institution on the surrounding community. The major community benefits include: (1) targeting of scholarship assistance to graduates of Allston-Brighton high schools; (2) outreach and follow-up efforts to increase the number of Allston-Brighton residents employed by Boston College; and (3) commitment of future jobs linkage funds to training programs for Allston-Brighton residents. Principal mitigation measures include: (1) campus police patrols to monitor student behavior; (2) restrictions on and improvements in traffic circulation in and around the campus; (3) a commitment to address, in advance, all traffic, parking and other impacts of nighttime football games; and (4) a prohibition on Alumni Stadium use for rock concerts and other for-profit events.

With respect to the transportation component of Boston College's Master Plan, the terms of the Master Plan approval include a commitment, on the part of Boston College, to undertake a campus-wide transportation master plan which will be submitted to the BRA for approval upon completion. The Boston Transportation Department, in conjunction with the Allston-Brighton community, has prepared the scope for the transportation master plan, and Boston College is currently performing studies pursuant to the scope.

LOWER CAMPUS HOUSING AND DINING FACILITIES PROJECT

The Proposed "Lower Campus Housing and Dining Facilities Project" consists of two (2) undergraduate student dormitories and a dining commons facility. The dormitory buildings will be six-stories (65 feet) in height and, respectively, 115,000 and 110,000 gross square feet in size. Together, the dormitories will house 734 undergraduate students. The dining commons facility will be two stories (35 feet) in height and 51,000 gross square foot in size. The dining comons will serve approximately 800 students at a time and provide function-room space which will accommodate 305 persons. Construction of all three buildings is scheduled to commence in late spring of 1992, with completion anticipated in the fall of 1993.

The total development cost of the Proposed Project is \$34 million. It is estimated that construction activity will generate approximately 203 construction jobs over the 18-month construction period. Approximately 75 permanent jobs will be created, primarily in the dining facility.

In order to create sufficient space within its Lower Campus for these projects, Boston College plans to temporarily relocate seven existing modular housing units and demolish three other modular housing units. As a result of the demolition of these units (120 beds), the new dormitory buildings will represent a net addition of 614 student beds to the Lower Campus. In a subsequent phase of the Master Plan, all remaining and relocated modular units will be demolished in order to create new recreational fields, with replacement dormitory to be constructed on as yet undetermined site on campus.

COMMUNITY REVIEW

The Proposed Project has undergone extensive reviews by both the Allston-Brighton/Boston College Community Relations Committee and BRA staff. Recent review sessions have built on earlier Master Plan negotiations which culminated in an executed written agreement between the College and the Committee. The ongoing review sessions have determined, among other things, the precise locations of each of the three buildings, the height, massing and roof treatments of the respective structures, exterior materials (brick and stone tile) and fenestration, and landscaping. In all respects, the Proposed Project remains consistent with the Master Plan and the related agreement between the College and the Committee.

ANNUAL PAYMENT FOR MUNICIPAL SERVICES

Since the May 20th hearing, Boston College has worked with the Authority staff regarding its intention to compensate the City of Boston, on an annual basis, for the approximate value of municipal services associated with the Proposed Project. The total amount of the proposed compensation is \$33,000, to be comprised of a \$25,000 payment to the City of Boston and \$8,000 in community service credits. The \$8,000 community benefit portion of the compensation would provide for new and enhanced scholarship assistance to Boston public school students.

CONCLUSION

The Proposed Boston College "Lower Campus Housing and Dining Facilities Project" is an identified project in the Boston College Institutional Master Plan approved by the Authority on March 12, 1992. As presented in the form and description provided herein, the Proposed Project is consistent with the approved Boston College Institutional Master Plan.

An Appropriate vote follows:

VOTED: That the Authority hereby determines that the Boston College Lower Campus Housing and Dining Facilities project is consistent with the approved Boston College Institutional Master Plan.

BOSTON COLLEGE
CHESTNUT HILL, MASSACHUSETTS 02167-3929VICE PRESIDENT FOR ADMINISTRATION
(617) 552-8876

June 15, 1992

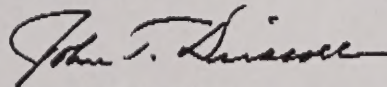
Mr. Gerard Kavanaugh, Assistant Director
Institutional Planning and Development
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Dear Gerry:

Confirming your recent conversations with representatives of Boston College, the University is pleased to contribute the amount of \$33,000 per year to the City of Boston in appreciation for the municipal services which will be provided to the new dormitory complex proposed for construction on the Boston College campus. Twenty-five percent of the \$33,000 contribution will be made available through the provision of municipal benefits to the City and the Allston/Brighton neighborhood, specifically items such as scholarship aid to Boston public school students described in my letter to you of June 3, 1992. The balance, \$25,000, will be paid annually in cash, subject to adjustment to reflect changes in the consumer price index, based on the index used by the City Assessing Department.

As you are aware, it is critical that the University maintain the inviolability of its position as a tax exempt institution. However, as a good corporate citizen, the University recognizes the need to make a contribution to the City for services rendered. We trust that this contribution to the City's revenue will be accepted in the spirit with which it is given.

Very truly yours,



John T. Driscoll
Vice President for Administration

JTD/jc

